

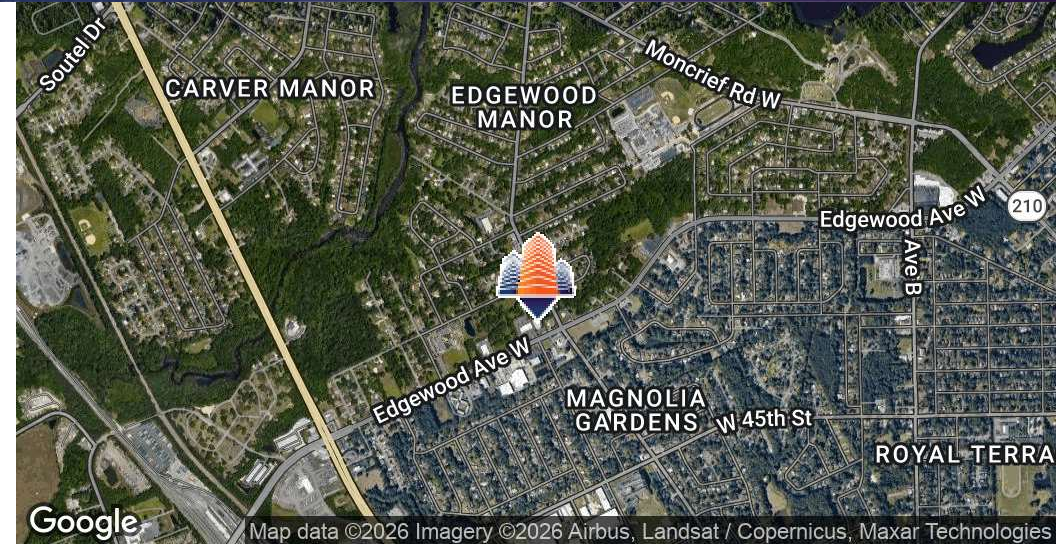
Freestanding Edgewood Ave Retail Building

3031 Edgewood Ave W, Jacksonville, FL 32209



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 9,014 SF Freestanding Former Dollar General Store For Lease
- Positioned Near Signalized Intersection of Edgewood Ave / Cleveland Rd
- High Visibility Fronting Edgewood Ave With Full Access
- Rear Access Available From Cleveland Rd
- Dedicated Parking and Pylon Signage Available
- 88-Unit Forestar Townhome Development Planned Directly Behind Site
- Ideal for Retail, Discount, Furniture, Grocery, Service, Fitness, or Community-Oriented Uses
- Traffic Counts: Edgewood Ave + Cleveland Rd | +/- 23,000 AADT Combined

OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	1.77 Acres
Building Size:	9,014 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,901	25,219	61,880
Total Population	7,437	63,474	147,433
Average HH Income	\$51,575	\$54,024	\$61,007

Nick Barbato

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AERIAL



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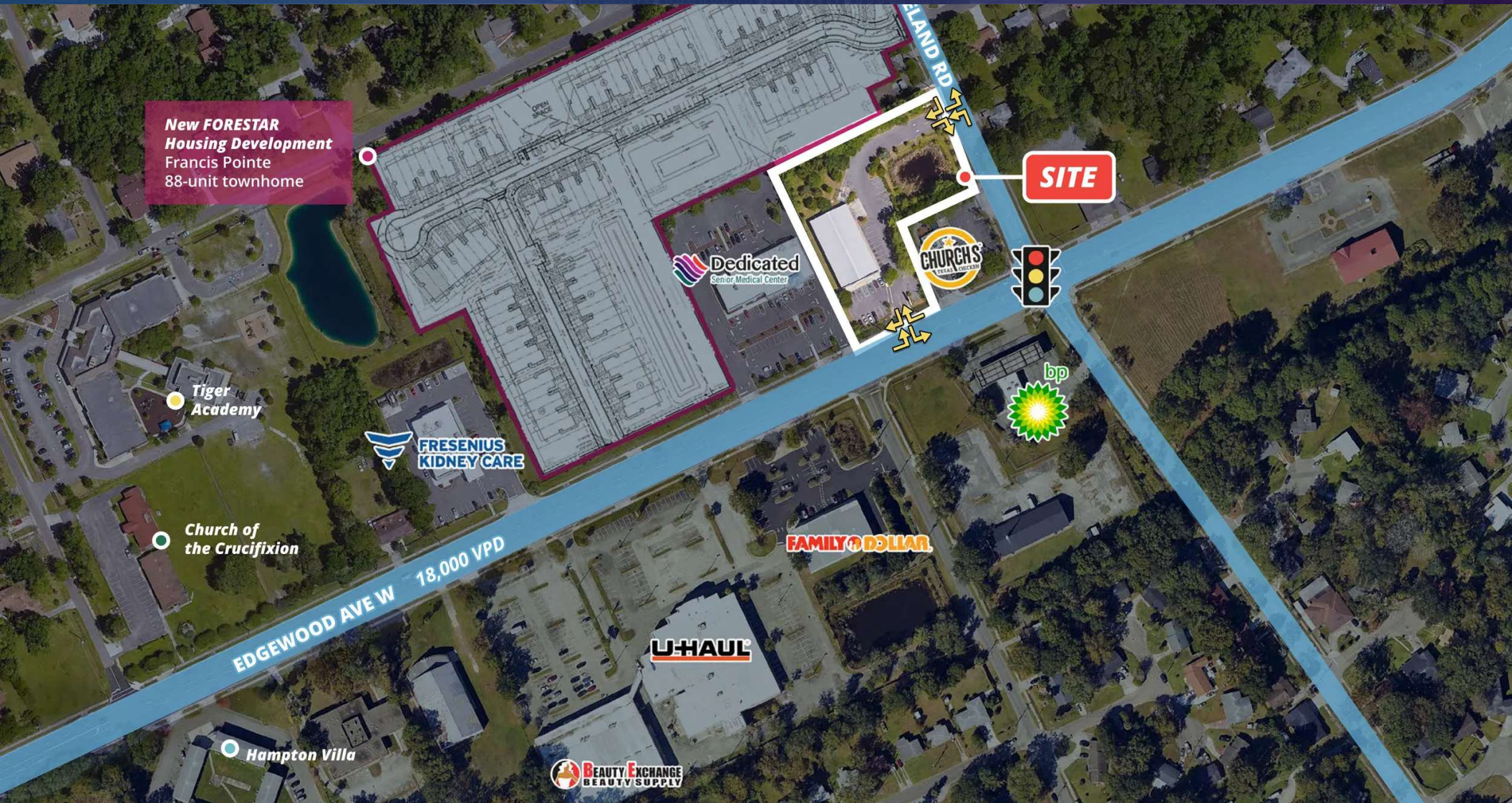
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NEW HOUSING DEVELOPMENT



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EQUITY
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RETAILER MAP



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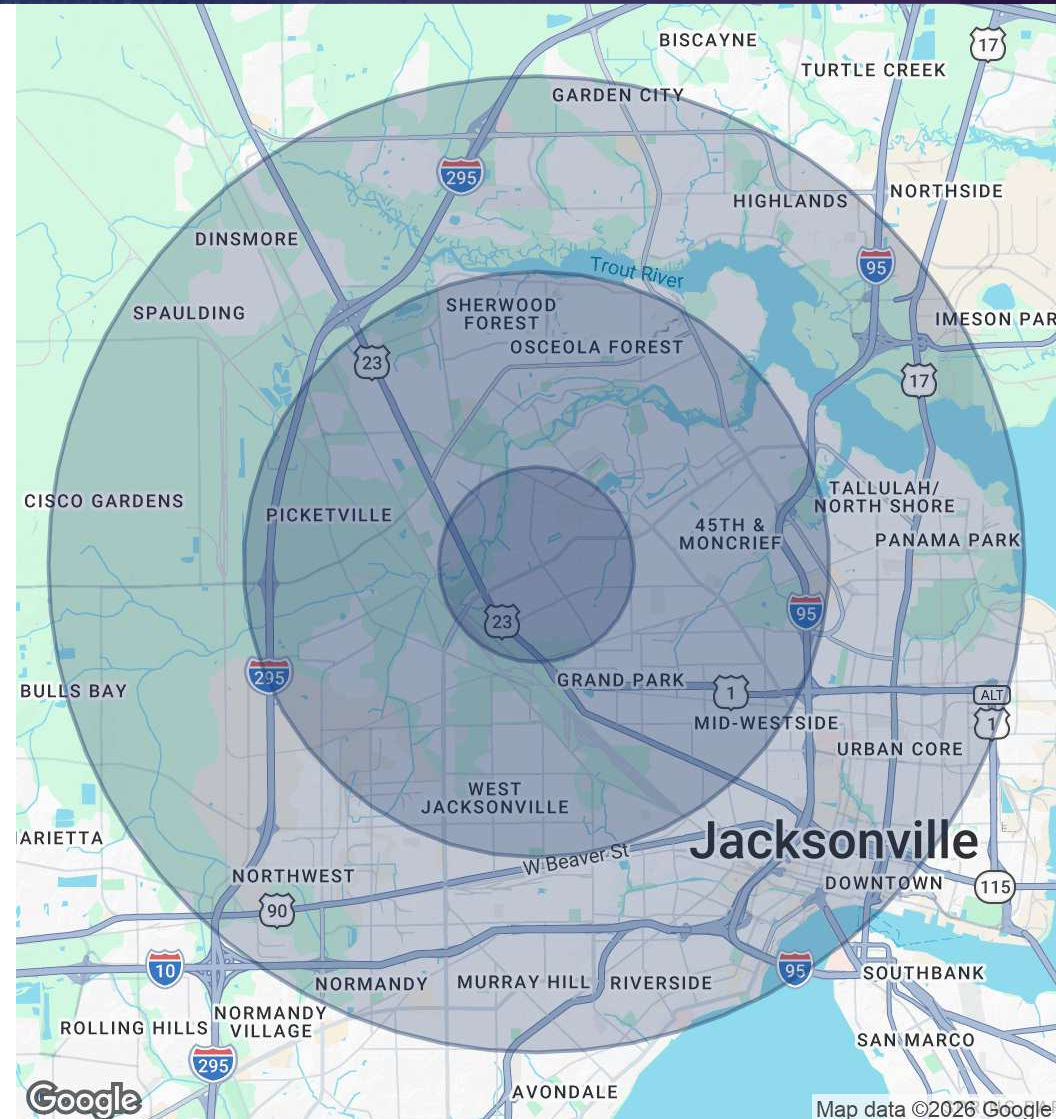
EQUITY
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,437	63,474	147,433
Average Age	42.1	38.9	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,901	25,219	61,880
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$51,575	\$54,024	\$61,007
Average House Value	\$107,907	\$142,687	\$181,482

AGE	1 MILE	3 MILES	5 MILES
0 - 4	429	3,437	8,890
5 - 9	376	5,093	10,193
10 - 14	524	4,939	9,940
15 - 17	429	2,860	5,670
18 - 20	233	2,663	5,531
21 - 24	364	2,486	6,081
25 - 34	895	7,947	21,303
35 - 44	775	8,370	19,484
45 - 54	816	6,146	16,393
55 - 64	883	8,212	19,575
65 - 74	914	6,819	14,938
75 - 84	598	3,314	6,941
85+	204	1,205	2,511



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